

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/3 Horizon Drive, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$680,000

Median sale price

Median price \$517,000 Property Type Unit Suburb Maribyrnong

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11 Ribbony Wlk MARIBYRNONG 3032	\$655,000	17/01/2024
2	13 Rimfire Wlk MARIBYRNONG 3032	\$690,000	29/01/2024
3	14/14 Horizon Dr MARIBYRNONG 3032	\$608,000	12/09/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/02/2024 16:01



Property Type: Townhouse
(Single)

Agent Comments

Tri Level Townhouse

Comparable Properties

11 Ribbony Wlk MARIBYRNONG 3032 (REI)



Agent Comments

Tri level, similar floorplan, inferior double car garage

Price: \$655,000

Method:

Date: 17/01/2024

Property Type: Townhouse (Single)



13 Rimfire Wlk MARIBYRNONG 3032 (REI)



Agent Comments

Tri level superior location, similar floorplan

Price: \$690,000

Method: Private Sale

Date: 29/01/2024

Property Type: Townhouse (Res)

14/14 Horizon Dr MARIBYRNONG 3032 (VG)



Agent Comments

Two Storey townhouse in Horizon Drive, only a 2 Bedroom, Inferior floor plan and interior

Price: \$608,000

Method: Sale

Date: 12/09/2023

Property Type: Townhouse (Conjoined)